



PLANNING & DEVELOPMENT
SERVICES DEPARTMENT

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Memorandum

To: Planning & Zoning Commission

From: Michael L. Walker, AICP, Senior Planner

xc: John Lettelleir, AICP, Director of Planning & Development Services
Jeffrey Witt, AICP, Comprehensive and Environmental
Administrator

Date: January 22, 2009

Subject: Comprehensive Plan Annual Review Meeting

At the meeting on Wednesday, January 21, 2009, the Comprehensive Plan Advisory Committee (CPAC) approved staff's recommendations for the 2009-10 Implementation Priorities. Due to the complexity, length, and amount of staff resources required, the priority established for 2009-10 is to continue focus on completion of the Comprehensive Zoning Ordinance update.

Attached, please find the updated project list of CPAC Priorities. A majority of these projects have been completed or will be completed within the next year.



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Memorandum

To: Comprehensive Plan Advisory Committee

From: Michael L. Walker, AICP, Senior Planner

xc: John Lettelleir, AICP, Director of Planning & Development Services
Jeffrey Witt, AICP, Comprehensive and Environmental
Administrator

Date: January 16, 2009

Subject: Priorities for 2009

At last year's Annual Review Meeting, the Comprehensive Plan Advisory Committee recommended to the Planning & Zoning Commission that the priority set for 2008-09 was to begin the process to update the Comprehensive Zoning Ordinance. Since that time, the City has retained the services of Freese & Nichols/Sefko Planning Group as the consultant and has established the Zoning Ordinance Advisory Committee (ZAC).

The Consultant has prepared a timeline for the project that would project the completion of Phase 1, The Diagnostic Report by September of 2009. Phase 1 will consist of several meetings with the ZAC as well as public hearings before the Planning & Zoning Commission and City Council.

Phase 2, the preparation of the new zoning ordinance, is scheduled to begin shortly after the Diagnostic Report and is scheduled to be completed by August of 2010. Phase 2 will consist of meetings with the ZAC as well as formal public workshops and public hearings before the Planning & Zoning Commission and City Council.

Staff recommends that no new projects be added to the priorities for 2009 as to continue focus on completion of the Comprehensive Zoning Ordinance update. Updating the Zoning Ordinance will be an exhausting project that will require a substantial commitment of staff time. For this reason, and to insure a thorough, quality product, staff is not recommending any new projects for 2009. Also, as you review the attached project list, you will discover that we all have been successful in completing a majority of these projects.

Implementation Action Priorities for 2008

Priority

Consider developing an integrated Fiscal Impact Analysis system. An independent consultant firm with expertise in this area will likely be needed.

Incorporate additional pedestrian access and connectivity requirements.

Create a cross-section for a 12-foot, off-street H&B Trail and amend it into the Thoroughfare Standards and Subdivision Regulations Ordinance, as applicable.

Investigate opportunities for retrofitting pedestrian and bicycle routes into areas that are currently developed, especially areas that may be in need of improvement.

Incorporate residential site layout requirements.

Require the construction of cul-de-sacs to be minimized in new developments to increase street connectivity.

Determine the exact dimensions and geometrics for the recommended new street sections. These should be established by the Engineering Services and then amended into the Thoroughfare & Circulation Design Requirements or Subdivision Regulations Ordinance, as applicable.

Develop Existing Neighborhood Database

Amend Multifamily Zoning Districts to allow Mixed-Use development by-right.

Action (notes)

Proposed in FY06-07, FY07-08, and FY08-09 but did not receive funding in the budget. Not recommended to P&Z.

In progress - Incorporated in the Form Based Codes Manual. Also being addressed in the Sub. Ord. update.

Completed - Council approved Parks' recommendation for the updated Hike & Bike Trail Master Plan.

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In progress - Subdivision Ordinance Amendment.

Completed - Standards incorporated in the Form Based Codes Manual. Also being addressed in the Sub. Ord. update.

In progress - Project to run concurrently with Subdivision Ordinance Update.

Completed - Populating database quarterly.

No Action - Determined not feasible on remaining undeveloped multifamily properties during review FY07-08.

Ongoing Implementation Action Priorities

Priority	Action
<u>Zoning Ordinance</u>	
Determine whether form-based zoning is a better approach to implement Plan policies than mixed-use districts. If a form-based program is better, incorporate such an option.	Completed - Form Based Codes Manual completed to use in PD requests for Mixed-Use developments.
<u>Other Development Regulations</u>	
Use a Tiered System of Evaluation (<i>Table 5-2</i>) in the development review process to determine the appropriateness of a zoning proposal.	Ongoing.
Evaluate tributaries to determine the highest quality riparian corridors and to identify riparian corridors that can be restored to an appropriate functioning condition.	Ongoing.
Identify the appropriate buffer size for tributaries, outside of the erosion control setback, to protect and/or help to reestablish ecological functionality. Appropriate protection requirements should then be established by ordinance.	Ongoing.
<u>City Programs/Projects</u>	
Allocate funds toward the establishment of Grand Park.	City has contracted with Carter Burgess for the first phase of improvements. Staff has been meeting with potential developers of the privately-owned property.

Additional Items Completed or Ongoing in 2008

Priority	Action (notes)
Review and update parking requirements.	In progress – Part of the CZO Update.
Require big-box retail buildings divide facades visually, finish out all visible facades, and integrate other retail uses and/or land use types.	Completed - Incorporated in the Form Based Codes Manual. Applies to new PD zoning requests.
Update the City's currently adopted Hike and Bike Trail Master Plan in the near future.	Completed - Council approved Parks' recommendation for the updated H&B Trail Master Plan.
Expore options for an incentive-based program for non-residential green building program.	Not feasible and not financially possible.
Consider options for possible redevelopment as proposed new developments are reviewed.	Ongoing.
Continue to work with local school districts and local colleges on educational planning efforts.	Ongoing.
Work with the FEDC, the Frisco Convention & Visitors Bureau, and other tourism-related interests to market Frisco as a destination city.	Ongoing. Frisco CVB is taking the lead on this goal.
Ensure that the three rail stations planned for within the city remain in Frisco, and encourage additional stations within Frisco, if possible.	Ongoing. Options being considered with the current Transit Study. NCTCOG Mobility Plan shows 3 rail stations as proposed in the Comprehensive Plan. Addn'l stations limited by technology. City met with DART and BNSF officials to discuss rail station sites.
Continue the current bus transit programs as alternative transportation options.	New options being considered with the current Transit Study.